| 167.0 | 0002 | 0021.0 | 1 of 1 | Commercial | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 4,340,400 / | 4,340,400 |
| | | | | | USE VALUE: | 4,340,400 / | 4,340,400 |
| | | | | | ASSESSED: | 4,340,400 / | 4,340,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 146 | | PARK AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PARK AVE HEALTH CENTER |
| Owner 2: | C/O MIDLAND STATES BANK |
| Owner 3: | |
| Street 1: | 5991 SOUTH HWY 94 |
| Street 2: | MULTI-FAMILY LOAN SERVICING |
| Twn/City: | WELDON SPRING |
| St/Prov: | MO Cntry: Own Occ: N |
| Postal: | 63304 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PARK AVE NURSING CONVALESCE - |
| Owner 2: | & RETIREMENT HOME INC - |
| Street 1: | 146 PARK AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 46,206 Sq. Ft. of land mainly classified as Nursing Home with a Nursing Home Building built about 1972, having primarily Brick Exterior and 27402 Square Feet, with 88 Units, 7 Baths, 0 3/4 Bath, 51 HalfBaths, 88 Rooms, and 88 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 304 | 46206.000 | 2,913,100 | 18,000 | 1,409,300 | 4,340,400 |
| Total Card | 1.061 | 2,913,100 | 18,000 | 1,409,300 | 4,340,400 |
| Total Parcel | 1.061 | 2,913,100 | 18,000 | 1,409,300 | 4,340,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 158.40 | /Parcel: 158.4

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 110481 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 06/27/18 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0021.0 !12916!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 304 | FV | 2,913,000 | 18000 | 46,206. | 1,386,200 | 4,317,200 | 4,317,200 | Year End Roll | 12/18/2019 |
| 2019 | 304 | FV | 2,782,600 | 18800 | 46,206. | 1,293,800 | 4,095,200 | 4,095,200 | Year End Roll | 1/3/2019 |
| 2018 | 304 | FV | 2,782,600 | 18800 | 46,206. | 1,155,200 | 3,956,600 | 3,956,600 | Year End Roll | 12/20/2017 |
| 2017 | 304 | FV | 2,782,600 | 18800 | 46,206. | 1,016,500 | 3,817,900 | 3,817,900 | Year End Roll | 1/3/2017 |
| 2016 | 304 | FV | 2,782,600 | 18800 | 46,206. | 762,400 | 3,563,800 | 3,563,800 | Year End | 1/4/2016 |
| 2015 | 304 | FV | 2,543,500 | 19400 | 46,206. | 693,100 | 3,256,000 | 3,256,000 | Year End Roll | 12/11/2014 |
| 2014 | 304 | FV | 2,543,500 | 19400 | 46,206. | 693,100 | 3,256,000 | 3,256,000 | Year End Roll | 12/16/2013 |
| 2013 | 304 | FV | 2,543,500 | 19400 | 46,206. | 693,100 | 3,256,000 | 3,256,000 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT: PAT ACCT.: 12916

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PARK AVE NURSIN | 63700-342 | | 6/3/2014 | Intra-Corp | 5,700,000 | No | No | | |
| | 12043-648 | | 7/28/1971 | | 82,009 | No | No | | N |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 02:56:22 |

## LAST REV

| Date | Time |
|---|---|
| 02/27/20 | 15:22:44 |
| apro | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 110481 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/11/2017 | 776 | Manual | 144,886 | C | | | | |
| 7/25/2016 | 1025 | New Wind | 73,870 | | 7/25/2016 | | | Replace windows. |
| 4/7/2016 | 403 | Heat App | 8,564 | | | | | replace existing r |
| 3/31/2015 | 263 | Manual | | | | | | Replace existing m |
| 12/19/2007 | 1144 | Sign | 3,100 | C | | | | |
| 1/18/2005 | 29 | Re-Roof | 64,500 | C | | | | |
| 3/20/2001 | 158 | Alterati | 600 | C | | | | REMOVE NON-BEARING |
| 5/16/2000 | 370 | Alterati | 800 | C | | | | WALL AND DOOR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/4/2019 | I & E Return | JO | Jenny O |
| 6/27/2018 | Meas/Inspect | HS | Hanne S |
| 2/1/2018 | Mail Update | EMK | Ellen K |
| 7/11/2016 | I & E Return | EMK | Ellen K |
| 7/11/2016 | SQ Returned | EMK | Ellen K |
| 3/20/2009 | Meas/Inspect | 197 | PATRIOT |
| 6/12/2000 | Meas/Inspect | 263 | PATRIOT |
| 6/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 304 | Nursing Home | | 46206 | | Sq. Ft. | Site | | 0 | 30.5 | 1.00 | CA | | | | | | | | | 1,409,283 | | | | | | 1,409,300 | |

| Total AC/HA: | 1.06074 | Total SF/SM: | 46206 | Parcel LUC: | 304 | Nursing Home | Prime NB Desc: | COMM AVG | Total: | 1,409,283 | Spl Credit | | Total: | 1,409,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 54 - Nursing Home | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 88 | Total: | 88 |
| Foundation: | 1 - Concrete | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 11 - Membrane | | |
| Color: | BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 1972 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 5 - Lino/Vinyl | | |
| Sec Floors: | 4 - Carpet | 10 | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 60 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | 100 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 7 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 51 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 10 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 24. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 24.5 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 90.00 |
| Size Adj.: | 0.84103405 |
| Const Adj.: | 1.02027869 |
| Adj $ / SQ: | 77.228 |
| Other Features: | 208630 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 3808815 |
| Depreciation: | 933160 |
| Depreciated Total: | 2875656 |

## COMMENTS

BLDGS SUPER EST47 RES ROOMS 80 BEDS/ 5 SINKS/ 3 SHOWER STALLS/ 2 TUB / 1 COMMERCIAL STLE KITCHEN; PARK AVENUE NURSING AND REHAB CENTER.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 8 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 88 | BRs: | 88 | Baths: | 7 | HB | 51 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 88 | 1 | 1 | M |

| Totals | | |
|---|---|---|
| 88 | 88 | 88 |

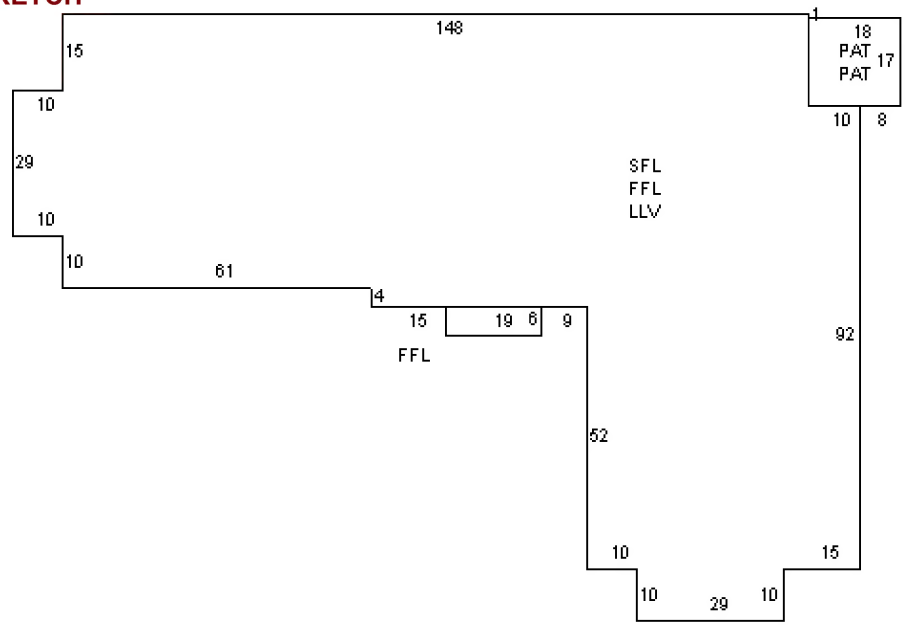
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 112.75 |
|---|---|---|---|
| Special Features: | 37400 | Val/Su Net: | 78.50 |
| Final Total: | 2913100 | Val/Su SzAd | 119.54 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 12,242 | 77.230 | 945,425 |
| LLV | Lower Level | 12,128 | 42.570 | 516,313 |
| SFL | Second Floor | 12,128 | 77.230 | 936,621 |
| PAT | Patio | 612 | 2.920 | 1,788 |

| Net Sketched Area: | 37,110 | Total: | 2,400,147 |
|---|---|---|---|
| Size Ad | 24370 | Gross Are | 37110 | FinArea | 27402 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 25 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 167.0-0002-0021.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 96 | Whirl Pool | A | Y | 2 | 1 | A | AV | 1972 | 500.00 | T | 37.6 | 304 | | | 600 | | | 600 |
| 81 | Cooler | A | Y | 1 | 6X8 | A | AV | 1972 | 80.00 | T | 37.6 | 304 | | | 2,400 | | | 2,400 |
| 82 | Freezer | A | Y | 1 | 6X8 | A | AV | 1972 | 76.25 | T | 37.6 | 304 | | | 2,300 | | | 2,300 |
| 85 | Paving | D | Y | 1 | 7500 | A | AV | 1984 | 2.17 | T | 28 | 304 | | | 11,700 | | | 11,700 |
| 83 | Sign | D | Y | 1 | 20 | A | AV | 2007 | 53.13 | T | 9.6 | 304 | | | 1,000 | | | 1,000 |
| 61 | Elev-Pas | M | S | 1 | 4 | A | AV | 1972 | 15,000.00 | T | 37.6 | 304 | | | 37,400 | | | 37,400 |

| More: | N | Total Yard Items: | 18,000 | Total Special Featues: | 37,400 | Total: | 55,400 |
|---|---|---|---|---|---|---|---|